

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF BRADFORD TOWERS ASSOCIATES
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCELS C-1 and C-8
IN THE SOUTH COVE URBAN RENEWAL AREA
PROJECT NO. MASS. R-92

3982

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Bradford Towers Associates have expressed an interest in and have submitted a satisfactory proposal for the development of Disposition Parcels C-1 and C-8 in the South Cove Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Bradford Towers Associates be and hereby are finally designated as Redevelopers of Parcels C-1 and C-8 in the South Cove Urban Renewal Area.
2. That it is hereby determined that Bradford Towers Associates possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings and Specifications submitted by Bradford Towers Associates for the development of Parcels C-1 and C-8 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director be and hereby is authorized to grant to the Bradford Towers Associates a temporary license to enter upon Parcels C-1 and C-8 for the purpose of site preparation; said License shall be terminable at will by either party, upon written notice to the other party; shall contain a clause indemnifying the Authority from all claims and damages and shall include an additional clause, naming the Authority as additional insured and such other and proper terms and provisions as the Director shall deem proper and in the best interests of the Authority.

7. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcels C-1 and C-8 to Bradford Towers Associates, said documents to be in the Authority's usual form.

8. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004)

TREMONT

STREET

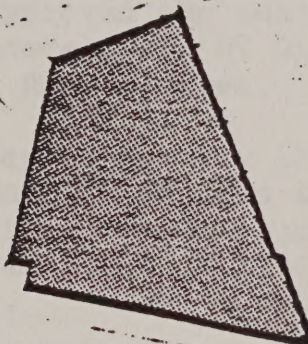
TREMONT

CHARLES

STREET

SOUTH

STREET



C-1
17,485 S.F.

PARCEL NO. C-1 SOUTH COVE

ADDRESS: 283-293 Tremont St.

17,485 S.F.

Irregular

Irregular

Cleared

Tremont St.

Warrenton Street

Warrenton Place

Yes

94

1 & 2 BDPm. APTS.

B-8

September 4, 1980

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH COVE URBAN RENEWAL AREA MASS. R-92
DISPOSITION PARCELS C-1 AND C-8
FINAL DESIGNATION OF REDEVELOPER

On February 1, 1979 the Authority approved the tentative designation of Bradford Towers Associates as Redevelopers of Disposition Parcels C-1 and C-8 in the South Cove Urban Renewal Area.

Disposition Parcel C-1, containing approximately 17,485 square feet of land, is located at 283-285 Tremont Street and is bounded by the Bradford Hotel and Elliot Norton Park. Disposition Parcel C-8, containing approximately 28,531 square feet of land, is bounded by Stuart, Church and Piedmont Streets.

On August 12, 1977, Bradford Towers Associates secured approval from the Department of Housing and Urban Development of a proposal for 229 units of elderly housing to be funded by Section 8. They originally intended to construct these units on Parcel C-1, but, as a result of negotiations with community groups, they will now construct 89 units on Parcel C-1 and 142 units on Parcel C-8, for a total of 193 one-bedroom and 38 two-bedroom units (229 elderly housing units and 2 Superintendent units) at an estimated cost of \$13.2 million dollars. This development has been supported by the Chinese community and the Bay Village Association.

The architects for the proposed project are the Mintz Associates, Stanchen Construction is the contractor and the management firm will be Cornu Corporation.

It is therefore recommended that the Authority adopt the attached resolution finally designating Bradford Towers Associates as Redevelopers of Disposition Parcels C-1 and C-8 in the South Cove Urban Renewal Area.

ATTACHMENT

